



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

January 27, 2005

IN REPLY PLEASE  
REFER TO FILE:

**MP-6**  
**99.041**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**VIOLIN CANYON - PRIVATE DRAIN NO. T 2312 - PARCELS 2EX AND 2EX.1  
QUITCLAIM OF EASEMENTS - UNINCORPORATED AREA OF THE  
COUNTY OF LOS ANGELES  
SUPERVISORIAL DISTRICT 4  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the easement interest in Private Drain No. T 2312, Parcels 2EX and 2EX.1 (2,169± square feet), located east of Castaic Road in the unincorporated territory of the County of Los Angeles, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the quitclaim of easements to the underlying fee owner, Castaic Senior Communities, L.P., for \$2,500.
4. Instruct the Chair to sign the enclosed Quitclaim of Easements document and authorize delivery to the Grantee.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to quitclaim its easement interest in Private Drain No. T 2312, Parcels 2EX and 2EX.1, to the underlying fee owner, Castaic Senior Communities, L.P.

The District acquired these easements to be used as a turnaround area for Private Drain No. T 2312. Castaic Senior Communities, L.P., requested to have the easements quitclaimed to them and offered to grant the District an alternative easement for ingress and egress in Parcel 11E. The new easement provides the District with continuous access from Lake Hughes Road to Castaic Road, thus eliminating the need for the turnaround area. The new easement was granted to the District and the deed was recorded.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the quitclaim of easements will be used for flood control purposes.

### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$2,500 represents the District's minimum sales price. This amount has been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The easements are no longer required for purposes of the District and will not hinder the use and maintenance of the drain. The enclosed Quitclaim of Easements document has been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The sale of this property is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of the State CEQA Statutes and Guidelines.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

The Honorable Board of Supervisors  
January 27, 2005  
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**CONCLUSION**

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim of Easements document. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Acting Director of Public Works

OM:bw  
P6:3483CBRDLTR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

RECORDING REQUESTED BY  
AND MAIL TO:

Castaic Senior Communities, L.P.  
369 San Miguel Drive, Suite 135  
Newport Beach, CA 92660

*Space Above This Line Reserved for Recorder's Use*

Document transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
2865-036-034 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

## QUITCLAIM OF EASEMENTS

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to CASTAIC SENIOR COMMUNITIES, L.P., a California limited partnership, all its right, title, and interest in and to the following easements:

An easement for flood control purposes acquired by Easement document recorded December 7, 1993, as Document No. 93-2386325, of Official Records in the office of the Recorder of the County of Los Angeles.

An easement for flood control purposes as shown and dedicated on Parcel Map No. 18923, filed October 21, 1991, in Book 247, pages 34 to 38, inclusive, of Parcel Maps, in the office of the Recorder of the County of Los Angeles.

Said easements are affected insofar and only insofar as they exist on the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated \_\_\_\_\_

File with: TRANSFER DRAINS PRIVATE DRAIN NO. 2312 2EX Includes Parcel 2EX.1 I.M. 249-097 S.D. 4	M0325001
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LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chair, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

GS:ayc  
P:CONF\QCE TDPD 2312 2EX

**Note: Acknowledgment form on reverse side**

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES        )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

(LACFCD-SEAL)

By \_\_\_\_\_  
Deputy

APPROVED as to form

RAYMOND G. FORTNER, JR.  
County Counsel

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  
\_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division

MARTIN J. YOUNG  
Supervising Title Examiner

By \_\_\_\_\_

File with: TRANSFER DRAINS  
PRIVATE DRAIN NO. 2312 2EX  
Includes Parcel 2EX.1  
APN 2865-036-034  
T.G. 4369 (G-6)  
I.M. 294-097  
Fifth District

### **DESCRIPTION**

**Parcel No. 2EX** (Quitclaim of easement):

That portion of Parcel 2 of Parcel Map No. 18923, as shown on map filed in Book 247, pages 34 to 38 inclusive, of Parcel Maps in the office of the Recorder of the County of Los Angeles, described in easement deed to Los Angeles County Flood Control District, recorded on December 7, 1993, as Document No. 93-2386325, of Official Records, in the office of said recorder.

**Parcel No. 2EX.1** (Quitclaim of easement):

That portion of above mentioned Parcel 2, within the following described boundaries:

Beginning at a point on the westerly line of said parcel, said point being the westerly terminus of that certain course having a bearing and length of North 89° 53' 52" East 48.00 feet in the southerly line of that parcel of land designated as "VARIABLE WIDTH EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES" as shown on said map; thence along said westerly line North 00° 06' 08" West 47.09 feet; thence leaving said westerly line North 89° 53' 52" East 21.43 feet to the beginning of a nontangent curve concave to the southeast and having a radius of 56.00 feet, a radial of said curve to said beginning bears North 73° 09' 31" West; thence northeasterly along said curve through a central angle of 10° 18' 48", an arc length of 10.08 feet to a point of cusp with that certain curve concave to the east and having a radius of 45.00 feet in the easterly line of said certain parcel of land, a radial of said last mentioned curve to said last mentioned point bears North 76° 32' 09" East; thence southeasterly along said curve through a central angle of 23° 12' 40", an arc length of 18.23 feet to the northwesterly corner of that certain parcel of land described in the above mentioned Document No. 93-2386325; thence easterly and southerly along the northerly and easterly boundary of said last mentioned certain parcel of land to the easterly terminus of said certain course in said southerly line; thence along said southerly line South 89° 53' 52" West 48.00 feet to the point of beginning.

Total area of above described parcels containing: 2169 square feet, more or less.

### **EXHIBIT A**